

Salmon Program

State Recovery Projects

Application Project Summary

TITLE: Mid Hood Canal Dosewallips & Duckabush Acquisitio				NUMBER: 09-1630A (Acquisition)	
				STATUS: Preapplication	
APPLICANT: Jefferson Land Trust				CONTACT: Sarah Spaeth (360) 379-9501 Ext 102	
COSTS:				SPONSOR MATCH:	
	RCO	\$373,645	85 %	Conservation Futures	\$65,937
	Local	<u>\$65,937</u>	<u>15 %</u>	Donated Land	
	Total	<u>\$439,582</u>	100 %	Grant - Local	

DESCRIPTION:

Jefferson Land Trustt is applying for SRFB funds for permanent protection and restoration potential of Priority I, Domain I salmonid habitat in the Mid Hood Canal region on the Dosewallips and Duckabush Rivers. These rivers contain some of the most diverse habitat and important salmon habitat in the mid Hood Canal Chinook ESU and Summer Chum ESU. The target reaches are all used by Hood Canal summer chum salmon, Pugett Sound Steelhead, Pugett Sound Chinook, fall chum, pink, coho salmon, cutthroat and as spawning, rearing and fledging habitat.

The Duckabush protection efforts include protection of forested steep slope riparian habitat and riparian floodplain and wetland habitat. This includes two properties located in the lower reaches of the Duckabush River from river mile 2 to the mouth. This portion of the Duckabush River is critical for all salmonids for spawning, rearing and fledging habitat. Jefferson Land Trust will secure land and conservation easements in order to permanently protect important habitat and make future restoration efforts possible.

The Dosewallips target area continues efforts by Jefferson Land Trust and Jefferson County to protect intact habitat in the "Power Line Reach" located at about river mile 5. This project aims to permanently protect floodplain and side channel reaches through conservation easement acquisition of an area adjacent to 75 acres acquired by Jefferson County in 2005 with SRFB funds.

LOCATION INFORMATION:

LEAD ENTITY ORG: Hood Canal Coord Council LE

COUNTY:

SALMON INFORMATION: (* indicates primary)

Species Targeted

Chinook*	Cutthroat
Chum*	Pink
Coho	Steelhead

Habitat Factors Addressed

Biological Processes	Riparian Conditions
Channel Conditions	Water Quality
Floodplain Conditions	

LAST UPDATED: June 19, 2009	DATE PRINTED: June 25, 2009
------------------------------------	------------------------------------

Acquisition Cost Estimate Summary

Jefferson Land Trust

09-1630 A

Mid Hood Canal Dosewallips & Duckabush Acquisition

Salmon State Projects

Summary Property Information

Worksite Name	Property Name	Acres to be Acq	Cost Estimate	Acq Date	Value Determination	Purchase Type
#1, Duckabush River Worksite	Hixson	18.00	\$201,442.00	03/12/2010	Estimate of Value	Fee ownership
#1, Duckabush River Worksite	Stewart	6.00	\$174,510.00	02/15/2010	Estimate of Value	Fee ownership
#2, Dosewallip River Worksite	Coone	30.00	\$63,630.00	06/19/2010	Estimate of Value	Less than fee ownership
Total		54.00	\$439,582.00			

Summary Cost Information for all Properties

Allowable land costs

Easement - conservation	\$50,000.00	
Land	\$305,000.00	
Sub-Total		\$355,000.00

Incidentals

Appraisal and review	\$9,000.00	
Baseline inventory	\$15,000.00	
Boundary Line Adjustment	\$1,200.00	
Closing	\$250.00	
Demolition	\$20,000.00	
Hazardous substances assess	\$7,500.00	
Recording fees	\$200.00	
Survey - boundary	\$6,000.00	
Title reports/insurance	\$4,500.00	
Sub-Total		\$63,650.00

Property Totals **\$418,650.00**

Administrative costs **\$20,932.00**

Total Acquisition Cost Estimate **\$439,582.00**

Cost Estimates By Property

Jefferson Land Trust

09-1630 A

Mid Hood Canal Dosewallips & Duckabush
Acquisition

Salmon State Projects

Worksite: #1, Duckabush River Worksite

Detailed Property Information

Property Name: Hixson
Acreage to be Purchased: 18.00
Date to be Acquired: 3/12/2010
Value Determination: Estimate of Value

Property Grantor: Doug and Kimberly Hixson
Ownership Instrument: Deed - Statutory Warranty
Purchase Type: Fee ownership
Term Length: Perpetuity
Expiration Date: N/A

Acquisition Cost Estimate for Hixson Property

Allowable land costs

Land	\$175,000.00	
Sub-Total		\$175,000.00

Incidentals

Baseline inventory	\$5,000.00	
Hazardous substances assess	\$5,000.00	
Recording fees	\$100.00	
Title reports/insurance	\$1,500.00	
Appraisal and review	\$5,000.00	
Closing	\$250.00	
Sub-Total		\$16,850.00
		\$191,850.00

Cost Estimates By Property

Jefferson Land Trust

09-1630 A

Mid Hood Canal Dosewallips & Duckabush Acquisition

Salmon State Projects

Detailed Property Information

Property Name:	Stewart	Property Grantor:	Stewart
Acreage to be Purchased:	6.00	Ownership Instrument:	Deed - Statutory Warranty
Date to be Acquired:	2/15/2010	Purchase Type:	Fee ownership
Value Determination:	Estimate of Value	Term Length:	Perpetuity
		Expiration Date:	N/A

Acquisition Cost Estimate for Stewart Property

Allowable land costs

Land	\$130,000.00	
Sub-Total		\$130,000.00

Incidentals

Baseline inventory	\$5,000.00	
Demolition	\$20,000.00	
Title reports/insurance	\$1,500.00	
Survey - boundary	\$2,000.00	
Boundary Line Adjustment	\$1,200.00	
Hazardous substances assess	\$2,500.00	
Appraisal and review	\$4,000.00	
Sub-Total		\$36,200.00
		\$166,200.00

Cost Estimates By Property

Jefferson Land Trust

09-1630 A

Mid Hood Canal Dosewallips & Duckabush
Acquisition

Salmon State Projects

Worksite: #2, Dosewallip River Worksite

Detailed Property Information

Property Name: Coone

Acreage to be Purchased: 30.00

Date to be Acquired: 6/19/2010

Value Determination: Estimate of Value

Property Grantor: Uerla Coone

Ownership Instrument: Easement

Purchase Type: Less than fee ownership

Term Length: Perpetuity

Expiration Date: N/A

Acquisition Cost Estimate for Coone Property

Allowable land costs

Easement - conservation

\$50,000.00

Sub-Total

\$50,000.00

Incidentals

Recording fees

\$100.00

Baseline inventory

\$5,000.00

Title reports/insurance

\$1,500.00

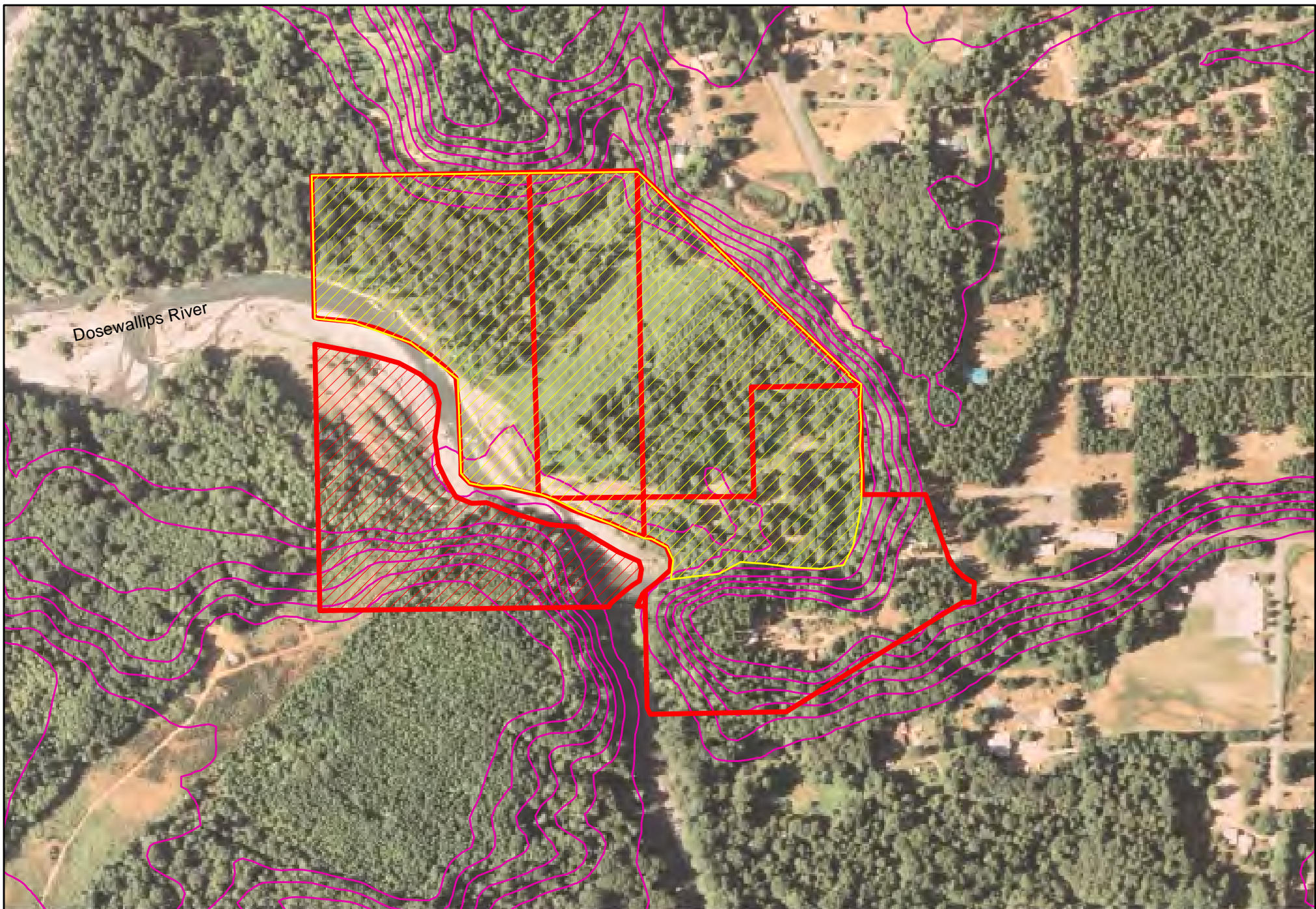
Survey - boundary

\$4,000.00





Sub-Total

\$10,600.00

\$60,600.00



Legend

-  Coone Property
-  Proposed CE area
-  Fee to be purchased by County
-  20ft Contour Lines

**Mid Hood Canal
Habitat Conservation Project
Coone**

2006 Aerial Photo (NAIP)

Jefferson Land Trust
June, 2009

0 150 300 600 Feet





- Legend**
- Stewart Proposed Acquisition
 - Hixson Proposed Acquisition
 - Jefferson County Parcels_20080201

Mid Hood Canal - Duckabush River
Hixson and Stewart
2006 Aerial Photo (NAIP)

Jefferson Land Trust
June, 2009

03256501,300

Feet

N



W

E

S



Legend

-  Hixson Proposed Acquisition
-  Jefferson County Parcels_20080201

Mid Hood Canal - Duckabush River
Hixson

2006 Aerial Photo (NAIP)

0 125 250 500 Feet





Jefferson Land Trust
June, 2009





Legend

-  Stewart Proposed Acquisition
-  Jefferson County Parcels_20080201

Mid Hood Canal - Duckabush River
Stewart
2006 Aerial Photo (NAIP)

Jefferson Land Trust
June, 2009

